

073.0

0001

0018.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

712,800 / 712,800

712,800 / 712,800

ASSESSED: 712,800 / 712,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
97		RIDGE ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	GOLDBERG-ZIEGER JEFFREY &	
Owner 2:	GOLDBERG-ZIEGER JULIE	
Owner 3:		

Street 1:	97 RIDGE ST
Street 2:	

Twn/Cty:	ARLINGTON
StProv:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	CAMP JAMES P & -
Owner 2:	CAMP NICOLE HALPENNY -

Twn/Cty:	ARLINGTON
StProv:	MA
Postal:	02474
Cntry:	
Own Occ:	
Type:	

NARRATIVE DESCRIPTION	
This parcel contains 7,425 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1966, having primarily Wood Shingle Exterior and 1938 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised
Code	Fact	Fact	PriceUnits	PriceUnits			Factor	Value	Price			Influ	Mod							Value
101	One Family		7425		Sq. Ft.	Site		0	70.	0.87	12									449,927
																				449,900

LAND SECTION (First 7 lines only)

Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised
101	One Family		7425		Sq. Ft.	Site		0	70.	0.87	12									449,927

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description		User Acct	
101		7425.000		262,900				449,900		712,800					
Total Card		0.170		262,900				449,900		712,800		Entered Lot Size			
Total Parcel		0.170		262,900				449,900		712,800		Total Land:			
Source:		Market Adj Cost				Total Value per SQ unit /Card:		367.80		/Parcel: 367.8		Land Unit Type:			

PREVIOUS ASSESSMENT **Parcel ID** 073.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	262,900	0	7,425.	449,900	712,800	712,800	Year End Roll	12/18/2019
2019	101	FV	231,300	0	7,425.	417,800	649,100	649,100	Year End Roll	1/3/2019
2018	101	FV	231,300	0	7,425.	417,800	649,100	649,100	Year End Roll	12/20/2017
2017	101	FV	231,300	0	7,425.	366,400	597,700	597,700	Year End Roll	1/3/2017
2016	101	FV	215,500	0	7,425.	334,200	549,700	549,700	Year End	1/4/2016
2015	101	FV	199,000	0	7,425.	295,700	494,700	494,700	Year End Roll	12/11/2014
2014	101	FV	195,400	0	7,425.	279,600	475,000	475,000	Year End Roll	12/16/2013
2013	101	FV	195,400	0	7,425.	266,100	461,500	461,500		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
CAMP JAMES P &	65955-338		8/21/2015		671,000
BROVELLI CHARLE	61626-213		4/18/2013		539,000
BROVELLI CHARLE	42458-507		4/9/2004	Family	10
	11312-415		4/18/1967		No
					N

BUILDING PERMITS		ACTIVITY INFORMATION	
Date	Number	Result	By
10/9/2018	1668	MEAS&NOTICE	BS Barbara S
8/25/2016	1501	Sales Review	PT Paul T
12/18/2008		Meas/Inspect	163 PATRIOT
11/12/1999		Inspected	256 PATRIOT
11/3/1999		Mailer Sent	
10/14/1999		Measured	266 PATRIOT
7/27/1993			EK
Sign:	VERIFICATION OF VISIT NOT DATA		

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	18 - Raised Ranch			Full Bath:	1	Rating:	Good																
Sty Ht:	1 - 1 Story			A Bath:	Rating:																		
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:																	
Foundation:	1 - Concrete			A 3QBth:	Rating:																		
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																		
Sec Wall:				OthrFix:	Rating:																		
Roof Struct:	1 - Gable			OTHER FEATURES																			
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good																
Color:	WHITE			A Kits:	Rating:																		
View / Desir:				Frpl:	2	Rating:	Average																
GENERAL INFORMATION				WSFlue:	Rating:																		
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1966	Eff Yr Blt:			Location:																		
Alt LUC:				Total Units:																			
Jurisdct:	G17	Fact: .			Floor:																		
Const Mod:				% Own:																			
Lump Sum Adj:				Name:																			
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AG - Avg-Good	26.	%	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall:	1 - Drywall			Functional:				Interior:				1	9	4									
Sec Int Wall:				Economic:				Additions:															
Partition:	T - Typical			Special:				Kitchen:															
Prim Floors:	3 - Hardwood			Override:				Baths:															
Sec Floors:	4 - Carpet			Total:	26.4 %			Plumbing:															
Bsmnt Flr:	5 - Lino/Vinyl			CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	95.00			Heating:															
Bsmnt Gar:	2				Size Adj.:	1.35000002			General:														
Electric:	3	- Typical			Const Adj.:	0.98490000			Totals														
Insulation:	2	- Typical			Adj \$ / SQ:	126.313			1	9	4												
Int vs Ext:	S				Other Features:	97500																	
Heat Fuel:	2	- Gas			Grade Factor:	1.00																	
Heat Type:	3	- Forced H/W			NBHD Inf:	1.00000000																	
# Heat Sys:	1				NBHD Mod:																		
% Heated:	100				LUC Factor:	1.00																	
Solar HW:	NO				Adj Total:	357225																	
% Com Wall:				Depreciation:	94307			Juris. Factor:	1.00			Before Depr:	126.31										
				Deprecated Total:	262918			Special Features:	0			Val/Su Net:	106.05										
								Final Total:	262900			Val/Su SzAd:	200.99										
MOBILE HOME				Make:				Model:				Serial #:				Year:				Color:			
SPEC FEATURES/YARD ITEMS				PARCEL ID 073-0-0001-0018.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value					
2	Frame Shed	D	Y		18X8	A	AV	1995		0.00	T	19.2	101										
More: N	Total Yard Items:				Total Special Features:								Total:										